

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902 AND SUP-13903

SDR-13904 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly). The Planning Commission (5-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plan
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 14

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions amending Conditions 1 and 3, deleting Condition 17 and adding the following condition as read for the record:

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900) and Special Use Permit (SUP-13903) shall be required.

CITY COUNCIL MEETING OF: JANUARY 17, 2007

3. All development shall be in conformance with the site plan, landscape plan, date stamped 11/14/06, and building elevations, date stamped 05/30/06, except as amended by conditions herein.

A. A variance shall be obtained prior to issuance of building permits for vertical construction to allow a five foot setback where 10 feet is required adjacent to Pad C.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,
OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 96 for related discussion.

